



# TOWN OF WESTBOROUGH ZONING BOARD OF APPEALS

Case No. \_\_\_\_\_

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF WESTBOROUGH

The undersigned respectfully petitions your Honorable Board for the following action:

V Special Permit \_\_\_\_\_ Site Plan Review \_\_\_\_\_  
\_\_\_\_ Variance \_\_\_\_\_ Appeal of Decision \_\_\_\_\_  
\_\_\_\_ Other \_\_\_\_\_

RECEIVED  
TOWN CLERK'S OFFICE  
JUN - 6 PM 4:47  
TOWN OF WESTBOROUGH

## Background Information (all sections must be completed fully).

Applicant(s) Name: Simon Thach  
Email: Simon.thach@gmail.com Phone: 6174156578  
Property Address: 21 O'Neil Dr Westborough MA, 01581  
Owner of Record: Simon Thach, Mindy Thach  
Mailing Address of Owner: 21 O'Neil Dr Westborough MA, 01581  
Telephone Number of Owner: 617 415 6578  
Deed Reference: Book 65794 Page 32, Assessors Map # 15 Lot # 227  
Applicant Status (owner, prospective purchaser, agent): Owner  
Zoning District of Parcel: R  
What structures are currently on the premises: Single family ranch  
with attach garage

## Project Narrative

What is the proposed project that requires relief? Please describe in detail with additional pages if necessary, including providing plans and documentation as needed.

Seeking approval for special permit for a small  
deck on the north side of the house leading to  
the rear. The house is situated on a non-conforming  
lot. The setback of the side yard facing north  
is also insufficient.

Case No. \_\_\_\_\_

Is the parcel the subject of any prior Special Permits, Variances, Deed Restrictions or actions, including any prior applications involving the same or similar request for relief as this application? Please attach any pages necessary to accurately describe any items herein.

N/A

Type of Relief Needed (please complete the appropriate section)

**SPECIAL PERMITS**

Please refer to Section 1330 of the Town Bylaws for more information.

If the Petition is for a Special Permit for a Pre-Existing, Non-Conforming Use or Structure under Section 2400 and series, please describe or list all non-conformities, and which non-conformity is being increased.

The house is situated on a non-conforming lot. Not enough street frontage, the setback of the yard on the north side of the house is insufficient. Need additional relieve to get closer to the north side.

For all Special Permits, including Special Permits for Pre-existing, Non-Conforming Uses, please describe how the requested relief can be granted without substantial harm to the neighborhood, and whether the request will create nuisance, hazard, or congestion.

Only requesting for a small open deck on the north side of the house. Not increasing any use of utility. Still maintaining foot-print of single family house.

### APPEALS

An application, dated \_\_\_\_\_, was submitted to the Building Commissioner and/or Planning Board and was denied by the same for the reasons stated in his/her letter attached hereto.

If this appeal is based upon a contention that the Planning Board and/or Building Commissioner erred in the interpretation of the Zoning Bylaw as related to this case, specify the alleged error and the reasons for your contention on another page and attach.

\_\_\_\_ Page Attached (please indicate)

### **VARIANCE**

Applicants should refer to Section 1320 of the Town Bylaws and be able to meet all of the requirements contained within Section 1320 in order to qualify for a Variance.

From what section(s) of the Town Bylaws does the Applicant require relief? Please list each section that requires relief.

\_\_\_\_\_  
\_\_\_\_\_  
N/A

Describe in detail each element below as pertains specifically to the Petition for relief.

How do circumstances relating to soil conditions, shape or topography of such land or structures especially affect such land or structures on this Parcel, but not generally the other parcels in the Zoning district in which it is located?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
N/A

Case No. \_\_\_\_\_

A literal enforcement of the provisions of the Westborough Zoning Bylaw would involve substantial hardship, financial or otherwise, to the undersigned for the following reasons:

N/A

Desirable relief may be granted without substantial detriment to the public good for the following reasons:

N/A

The variance desired may be granted without nullifying or substantially derogating from the intent or purpose of the Westborough Zoning Bylaw for the following reasons:

N/A

NOTE: The law does not permit the Board to grant a variance unless ALL of the requirements set forth in General Laws, Chapter 40A, Section 10, are satisfied. Each one of the four parts of Section 10, above, must be answered in detail.

### OTHER

If your Petition is not for a Special Permit, Appeal or Variance, please outline on a separate page the relief requested, and the Bylaw Section(s) that require relief.

Case No. \_\_\_\_\_

The name and mailing address of each attorney, agent, or other representative of the undersigned:

N/A

Signed this 5<sup>th</sup> day of June 2023

Simon Mach  
Property Owner

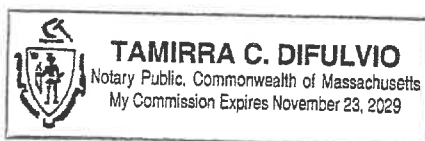
THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

June 5 2023 20 23

Then personally appeared the above-named

and made oath and said that the foregoing statements and representations contained in the appeal, application, or petition herein and attachments hereto, are true and accurate to the best of their/his/her knowledge, information and belief, before me,



Notary Public

T. C. DiFulvio

My Commission expires November 23 20 29



# TOWN OF WESTBOROUGH MASSACHUSETTS

BOARD OF ASSESSORS  
34 WEST MAIN STREET  
TELEPHONE: (508) 366-3010  
FAX: (508) 366-3012

May 9, 2023

*ZBA*

~~Planning Board~~

34 West Main Street

Westborough, MA 01581

Dear Board Members:

This is to certify that, in the opinion of the Board of Assessors, the names and addresses of the real estate owners on the attached list are all "parties of interest", according to the provisions of Chapter 40A, Section 11 of the Massachusetts General Laws, as they appear on the **Fiscal 2023** valuation list, **April 30, 2023**

This certification applies to the property of **Sudarshan K & Unnati S Kapadinis**, with a mailing address of **27 Walker Street, Westborough MA 01581**. The subject property is located at **27 Walker Street** and is further identified as Parcel ID **39-19-0** on the Town of Westborough Assessor's maps.

Board of Assessors  
Town of Westborough

## PLANNING BOARDS OF SURROUNDING TOWNS AND STATE AGENCIES

Grafton Planning Board  
30 Providence Road  
Grafton, MA. 01519

Hopkinton Planning Board  
18 Main Street  
Hopkinton, MA. 01748

Northborough Planning Board  
63 Main Street  
Northborough, MA. 01532

Shrewsbury Planning Board  
100 Maple Street  
Shrewsbury, MA. 01545

Southborough Planning Board  
17 Commons Street  
Southborough, MA. 01772

Upton Planning Board  
1 Main St, Box 10  
Upton, MA. 01568

Westborough Planning Board  
45 West Main Street  
Westborough, MA. 01581

Central Mass Regional Planning Commission  
1 Mercantile Street, Suite 520  
Worcester, MA. 01604

Department of Housing & Community Development  
100 Cambridge St., Suite 300  
Boston, MA. 02114

Town of Westborough  
Abutters List

Subject Parcel ID: 39-19-0

Subject Property Location: 27 Walker Street

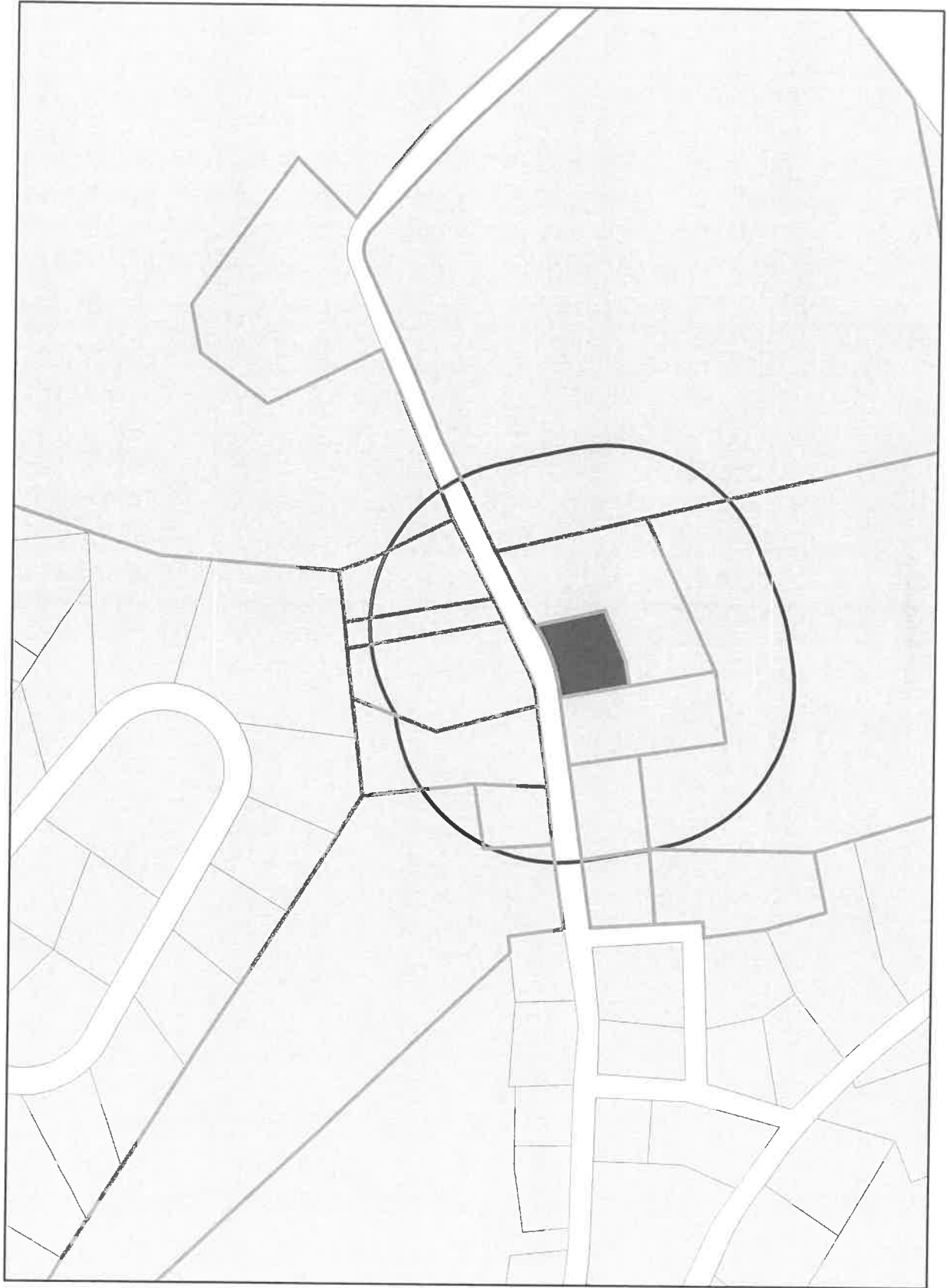
Parcel ID	Location	Owner	Co-Owner	Mailing Address	City	State Zip
39-13-0	20 WALKER ST	LAZARINE, RAY A RAY A	LAZARINE NIOMA U	20 WALKER ST	WESTBOROUGHMA	01581
39-15A-0	WALKER ST	SUDBURY VALLEY TRUSTEES INC		18 WOLBACH RD	SUDBURY MA	01776
39-17-0	WALKER ST	SUDBURY VALLEY TRUSTEES INC		18 WOLBACH RD	SUDBURY MA	01776
39-18-0	29 WALKER ST	LAMARCHE, ROBERT E ROBERT E	LAMARCHE SIDNEY M	29 WALKER ST	WESTBOROUGHMA	01581
39-18A-0	26-A WALKER ST	TOWN OF WESTBOROUGH		34 WEST MAIN STREET	WESTBOROUGHMA	01581
39-19-0	27 WALKER ST	KAPADNIS, SUDARSHAN K SUDARSHAN K	KAPADNIS UNNATI S	27 WALKER ST	WESTBOROUGHMA	01581
39-20-0	25 WALKER ST	AOUN, MAROUN H MAROUN H		PO BOX 1436	WESTBOROUGHMA	01581
39-21-0	23 WALKER ST	MOON, KYUNG JA KYUNG JA	MOON CHONG SAM	23 WALKER ST	WESTBOROUGHMA	01581
39-22-0	21 WALKER ST	HILE, DAVID D DAVID D	HILE SARAH J	21 WALKER ST	WESTBOROUGHMA	01581
39-23-0	WALKER ST	AOUN, MAROUN H MAROUN H		PO BOX 1436	WESTBOROUGHMA	01581
39-23A-0	5 DOHERTY RD	ALDERSLEY, JORDAN POLOWE JORDAN POLOWE	BALAKRISHNAN VIJAYA	225 LITTLETON RD	CHELMSFORD MA	01824
39-62-0	24 WALKER ST	LIN, CHANG CHANG	LIN CHING-YING	24 WALKER ST	WESTBOROUGHMA	01581
39-63-0	26 WALKER ST	MACLEAN, JOHN C JOHN C	MACLEAN BARBARA A	26 WALKER ST	WESTBOROUGHMA	01581
39-64-0	28 WALKER ST	KEARNAN, LAWRENCE J & SUSAN C LAWRENCE J & SUSAN C	KEARNAN FAMILY LIVING TRUST	28 WALKER ST	WESTBOROUGHMA	01581
39-8A-0	18-A WALKER ST	PETROV, PETAR I PETAR		18A WALKER ST	WESTBOROUGHMA	01581

Parcel Count:

15

End of Report





300 FEET FROM 27 Walker Street - 39-19-0

39 19 0  
Map Blk Lot  
Parcel ID 4

27 WALKER ST  
WESTBOROUGH, MA 01581  
OWNERSHIP  
KAPADNIS, SUDARSHANK  
KAPADNIS, UNNATI S  
27 WALKER ST  
WESTBOROUGH, MA 01581-0000

PREVIOUS OWNER  
ALLEGRETTA, CHRISTIAN  
ALLEGRETTA, AMY  
27 WALKER STREET  
WESTBOROUGH, MA 01581-0000

NARRATIVE DESCRIPTION  
This parcel contains 0.38774 AC of land mainly classified as ONE FAM with a RANCH building built about 1967, having primarily VINYL Exterior and 1, 128 Square Feet, with 1 Residential Unit, 2 Baths, 1 Half Bath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS  
Code Desc Amt Comm Int Amt

PROPERTY FACTORS		
Item Code	Item	Code %
Unit 11 - TYPCL	Dis 1 D	
Unit 2	Dis 2	
Unit 3	Dis 3	
Census	Zone 1 R	100
F. Haz	Zone 2	
Topo9 - VARIED	Zone 3	
Street 8 - TYPCL	HX	
Traffic 2 - LIGHT		
Exempt		

LAND SECTION (101)  
LUC Desc Alt % Ft # Units Depth U. Type L. Type SITE

101	ONE FAM	1	16,890		SF	
Total AC/H4		0.39	Total SF/SM		16,890.00	

39-19-0  
Parcel ID  
IN PROCESS APPRAISAL SUMMARY  
Building Location: 27 WALKER ST

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
101	162,000	0	0.39	269,100	431,100
Building Total	162,000	0	0.39	269,100	431,100
Parcel Total	162,000	0	0.39	269,100	431,100
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	382.18	Tot Val SF/Prc	382.18

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr
2023	FV	101	181,500	0	0.38774	285,300	466,800
2022	FV	101	143,700	0	0.38774	227,500	371,200
2021	PV	101	147,900	0	0.38774	199,800	347,700
2020	FV	101	147,900	0	0.38774	199,800	347,700
2019	FV	101	126,200	0	0.38774	201,800	328,000
2018	FV	101	105,500	0	0.38774	193,800	299,300
2017	FV	101	114,300	0	0.38774	193,800	308,100
2016	FV	101	115,600	0	0.38774	178,000	293,600
2015	FV	101	115,900	0	0.38774	158,200	274,100
2014	FV	101	115,900	0	0.38774	166,100	282,000

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
ALLEGRETTA, CHRISTIAN	55047-208		03/11/2016	282,000	No			FWM/PAID NO CONCESSIONS ALL QUEST
KIM, SEAN SEUNGMAN	43537-341		11/24/2008	273,500	No			
KIM, SUNGMAN	31990-374		10/17/2003	100	No			A
BATES, CLARENCE F	25071-316		10/22/2001	279,000	No			
	6358 100		12/09/1977	42,000	No			

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed ID	Notes	Last Visit
06/22/2022	RB-2022-00249		10,000		O		Existing deck to be	
12/31/2020	E-2020-00759		0		C		new oil burner	
09/26/2018	RB-2018-00335	OTHER	1,480		C		INSTALLING A PE	

ACTIVITIES

Date	Result	By
06/07/2017	9	ALEX SENDZIK
07/07/2016	1	TARA DAMIAN
06/02/2009	3	JOE WISBORC
07/22/1996	16	LINDA SWADE

Town of Westborough  
Card: 1 of 1  
Total Card  
APPR 431,100 /  
USE + IMP 431,100 /  
USE LAND 0 /  
ASSESSED 431,100 /  
Total Parcel 431,100

LEGAL DESCRIPTION

Total Land	Land Unit Type	Date
0.39		05/01/2023
0.39		05/18/2022
0.39		06/15/2021
0.39		12/05/2019
0.39		12/04/2018
0.39		12/04/2017
0.39		11/28/2016
0.39		11/17/2015
0.39		11/19/2014
0.39		11/21/2013



Print Date / Time  
5/9/2023 9:34 am

Inspr Date  
07/07/2016

GIS Coord 1

GIS Coord 1

Prior Nbhd

Prior Nbhd

Prior Nbhd

Prior Nbhd

Prior Nbhd

Prior Nbhd

Prior Nbhd

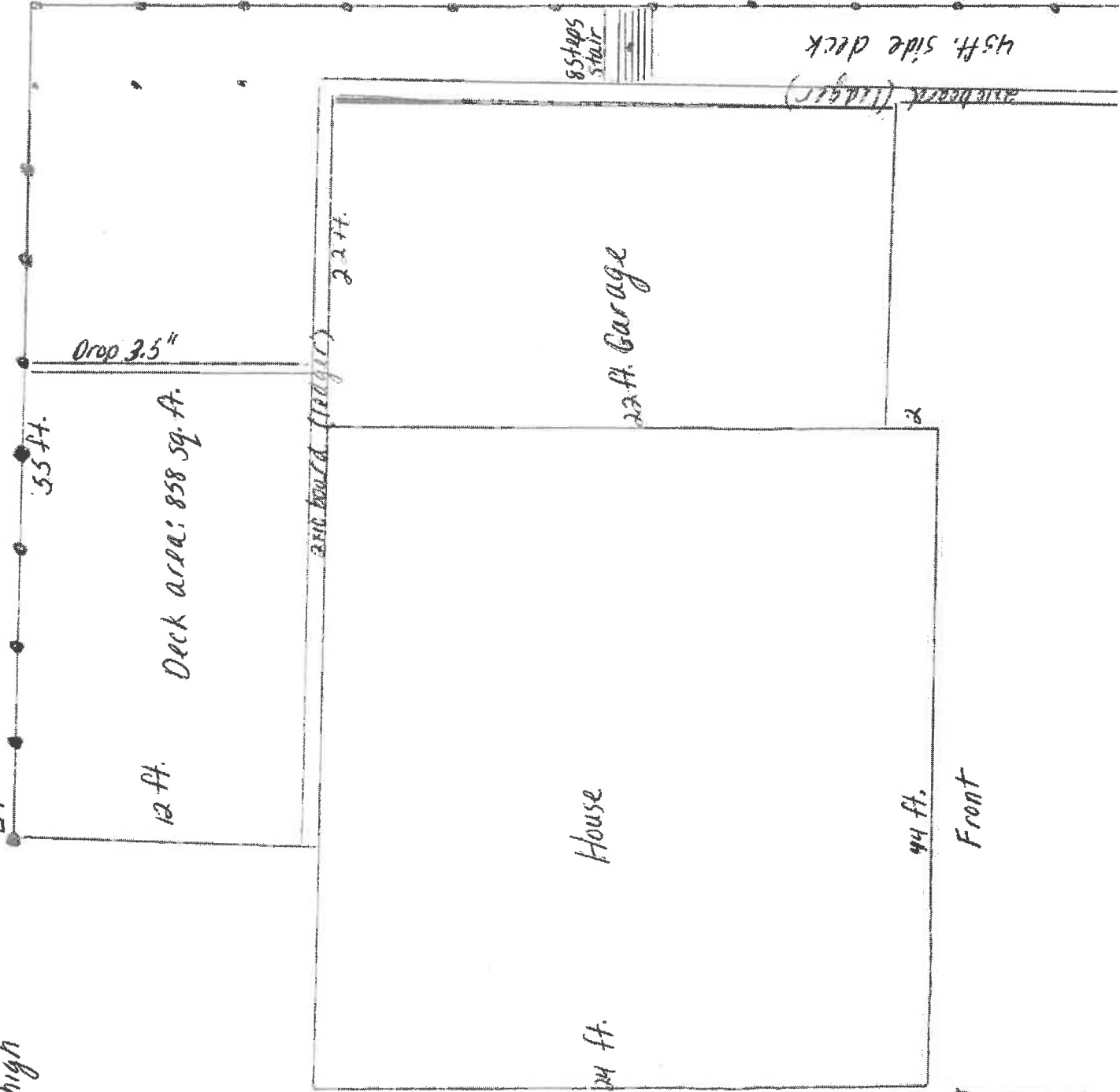
Prior Nbhd

Prior Nbhd

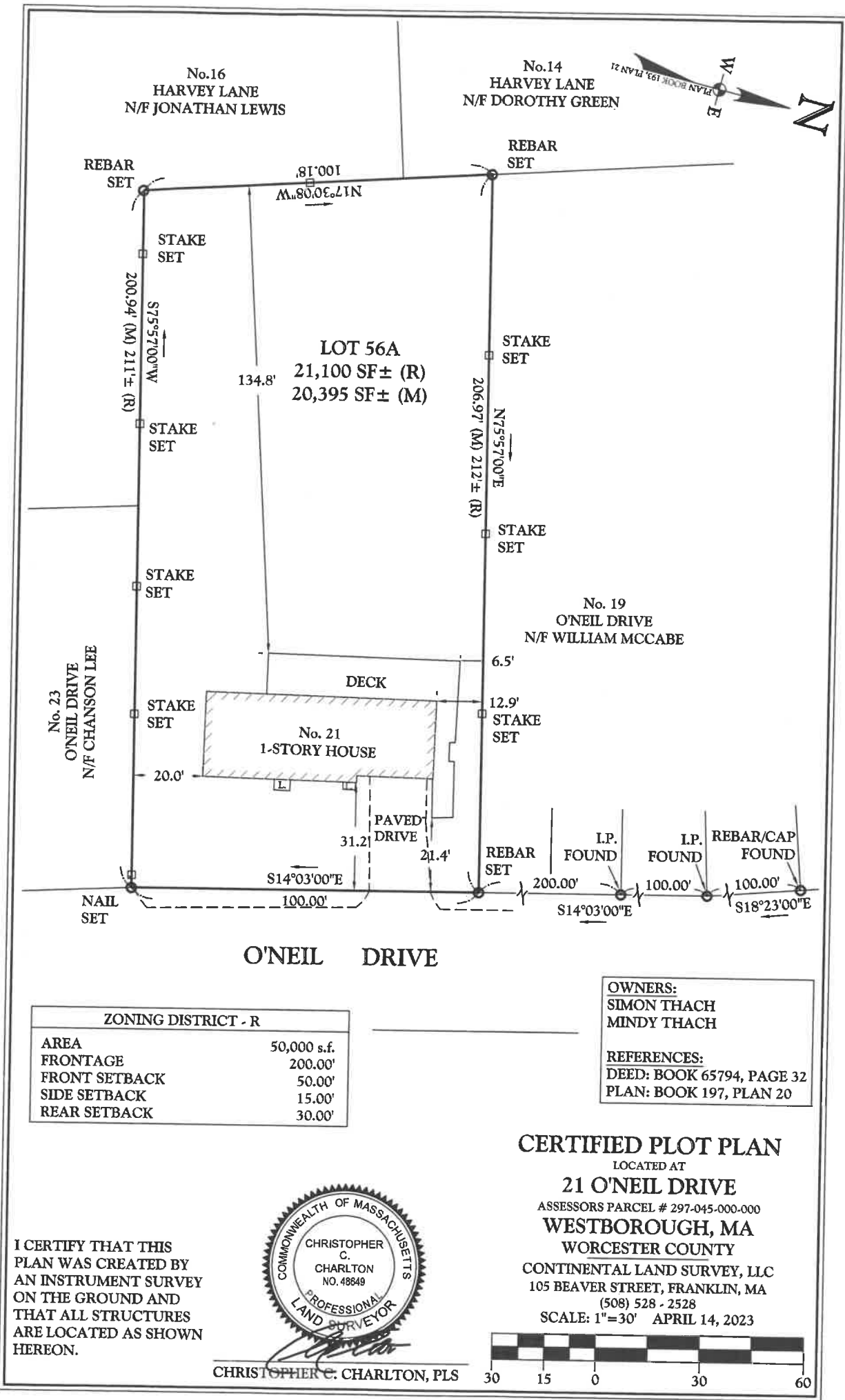
Prior Nbhd

- \* use 2x10 pressure treated wood as a ledger
- \* use 1x6 composite board
- \* railing at 36" high

[6x6 post]  
[8 posts on the back deck]



21 O'Neil Drive  
OWNER:  
Simon Thach  
Mindy Thach



**Abutters List**

Date: May 31, 2023

[print this list](#)

Subject Property Address: 21 O'NEIL DR Westborough, MA  
Subject Property ID: 15-227-0

Search Distance: 300 Feet

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Owner: WONG WILLIAM  
Co-Owner: WONG DEANNA F B  
Prop ID: 15-167-0  
Prop Location: 6 JENNINGS RD Westborough, MA  
Mailing Address:

6 JENNINGS RD

WESTBOROUGH, MA 01581

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Owner: COOK FLORIDA TRUST LLC  
Co-Owner:  
Prop ID: 15-168-0  
Prop Location: 8 JENNINGS RD Westborough, MA  
Mailing Address:  
58 N COLLIER BLVD #2209

MARCO ISLAND, FL 34145

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Owner: BUCKALEW TIMOTHY J  
Co-Owner: EMERY LEIGH A  
Prop ID: 15-175-0  
Prop Location: 5 EMERY RD Westborough, MA  
Mailing Address:  
5 EMERY RD

WESTBOROUGH, MA 01581

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Owner: ORLANDO PETER J  
Co-Owner: ORLANDO MARIE E  
Prop ID: 15-196-0  
Prop Location: 25 HARVEY LN Westborough, MA  
Mailing Address:

25 HARVEY LANE

WESTBOROUGH, MA 01581

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Owner: DANG PETER ANH

Co-Owner:

Prop ID: 15-197-0

Prop Location: 21 HARVEY LN Westborough, MA

Mailing Address:

21 HARVEY LANE

WESTBOROUGH, MA 01581

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Owner: FENG WING

Co-Owner: ZHANG LI

Prop ID: 15-198-0

Prop Location: 17 HARVEY LN Westborough, MA

Mailing Address:

17 HARVEY LANE

WESTBOROUGH, MA 01581

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Owner: JIANG MEI

Co-Owner:

Prop ID: 15-199-0

Prop Location: 15 HARVEY LN Westborough, MA

Mailing Address:

15 HARVEY LN

WESTBOROUGH, MA 01581

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Owner: GRATTAN WILLIAM J

Co-Owner: GRATTAN THERESE M

Prop ID: 15-200-0

Prop Location: 13 HARVEY LN Westborough, MA

Mailing Address:

13 HARVEY LANE

WESTBOROUGH, MA 01581

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Owner: DEVARAJAN TAMILINIYAN

Co-Owner:

Prop ID: 15-201-0

Prop Location: 11 HARVEY LN Westborough, MA

Mailing Address:

11 HARVEY LANE

WESTBOROUGH, MA 01581

Owner: VARNER JR JAMES ROBERT

Co-Owner: VARNER BETHANNE

Prop ID: 15-202-0

Prop Location: 12 HARVEY LN Westborough, MA

Mailing Address:

12 HARVEY LN

WESTBOROUGH, MA 01581

Owner: GREEN - TRUSTEE DOROTHY

Co-Owner: DOROTHY E GREEN 2018 LIVING TRUST

Prop ID: 15-203-0

Prop Location: 14 HARVEY LN Westborough, MA

Mailing Address:

14 HARVEY LN

WESTBOROUGH, MA 01581

Owner: LEWIS JONATHAN

Co-Owner: LEWIS REBECCA

Prop ID: 15-204-0

Prop Location: 16 HARVEY LN Westborough, MA

Mailing Address:

16 HARVEY LANE

WESTBOROUGH, MA 01581

Owner: BROWNEWELL JR FLOYD E

Co-Owner: BROWNEWELL JANET E

Prop ID: 15-205-0

Prop Location: 20 HARVEY LN Westborough, MA

Mailing Address:

20 HARVEY LANE

WESTBOROUGH, MA 01581

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Owner: LAAK CELESTE M

Co-Owner:

Prop ID: 15-206-0

Prop Location: 22 HARVEY LN Westborough, MA

Mailing Address:

22 HARVEY LANE

WESTBOROUGH, MA 01581

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Owner: CHEN LINGYUN

Co-Owner:

Prop ID: 15-223-0

Prop Location: 31 O'NEIL DR Westborough, MA

Mailing Address:

31 ONEIL DRIVE

WESTBOROUGH, MA 01581

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Owner: CASCIANO COLIN

Co-Owner: CASCIANO ALLISON

Prop ID: 15-225-0

Prop Location: 25 O'NEIL DR Westborough, MA

Mailing Address:

O'NEIL

WESTBOROUGH, MA 01581

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Owner: LEE CHANSON

Co-Owner: LIU RONGRONG

Prop ID: 15-226-0

Prop Location: 23 O'NEIL DR Westborough, MA

Mailing Address:

856 S QUINSIGAMOND AV

SHREWSBURY, MA 01545

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Owner: MCCABE WILLIAM J  
Co-Owner: MCCABE DEBORAH A  
Prop ID: 15-228-0  
Prop Location: 19 O'NEIL DR Westborough, MA  
Mailing Address:  
19 O'NEIL DR

WESTBOROUGH, MA 01581  
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Owner: JIANG XIU  
Co-Owner: LIN YANFEN  
Prop ID: 15-229-0  
Prop Location: 17 O'NEIL DR Westborough, MA  
Mailing Address:  
17 ONEIL DR

WESTBOROUGH, MA 01581  
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Owner: BOSS JAIME R  
Co-Owner: BOSS JAMIE ELISE  
Prop ID: 15-230-0  
Prop Location: 20 O'NEIL DR Westborough, MA  
Mailing Address:  
20 ONEIL DR

WESTBOROUGH, MA 01581  
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Owner: LEDOUX DEBORAH E  
Co-Owner:  
Prop ID: 15-231-0  
Prop Location: 22 O'NEIL DR Westborough, MA  
Mailing Address:  
22 ONEIL DR

WESTBOROUGH, MA 01581  
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Owner: HUYAN QIANQIAN  
Co-Owner:  
Prop ID: 15-232-0  
Prop Location: 24 O'NEIL DR Westborough, MA  
Mailing Address:

24 ONEIL DR

WESTBOROUGH, MA 01581

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Owner: HILL WAYNE S

Co-Owner: HILL NANCY C

Prop ID: 15-233-0

Prop Location: 26 O'NEIL DR Westborough, MA

Mailing Address:

26 O'NEIL DR

WESTBOROUGH, MA 01581

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Owner: FUNG FRANCIS

Co-Owner: FUNG MARIA

Prop ID: 15-234-0

Prop Location: 30 O'NEIL DR Westborough, MA

Mailing Address:

30 O'NEIL DR

WESTBOROUGH, MA 01581

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Owner: TOWN OF WESTBOROUGH

Co-Owner: WESTBOROUGH PUBLIC SCHOOLS

Prop ID: 20-622-0

Prop Location: 90 WEST MAIN ST Westborough, MA

Mailing Address:

45 WEST MAIN ST

WESTBOROUGH, MA 01581

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Owner: TOWN OF WESTBOROUGH

Co-Owner:

Prop ID: 20-622A-0

Prop Location: RUGGLES ST Westborough, MA

Mailing Address:

PARKS + RECREATION

WESTBOROUGH, MA 01581

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Owner: SHEA - TRUSTEE MARGARET  
Co-Owner: MARGARET M SHEA TRUST  
Prop ID: 20-629-0  
Prop Location: 14 O'NEIL DR Westborough, MA  
Mailing Address:  
14 ONEIL DR

WESTBOROUGH, MA 01581  
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Owner: ROSENSHINE ANDREW  
Co-Owner:  
Prop ID: 20-630-0  
Prop Location: 16 O'NEIL DR Westborough, MA  
Mailing Address:  
16 O'NEIL DR

WESTBOROUGH, MA 01581  
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Owner: ZHENG XIAN XIN  
Co-Owner: ZHENG MEI CHU  
Prop ID: 20-631-0  
Prop Location: 18 O'NEIL DR Westborough, MA  
Mailing Address:  
18 O'NEIL DR

WESTBOROUGH, MA 01581  
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Owner: MCLAUGHLIN PETER L  
Co-Owner: MCLAUGHLIN LISA E  
Prop ID: 20-632-0  
Prop Location: 13 O'NEIL DR Westborough, MA  
Mailing Address:  
13 ONEIL DR

WESTBOROUGH, MA 01581  
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Owner: MCMENEMY JOAN E  
Co-Owner:  
Prop ID: 20-633-0  
Prop Location: 11 O'NEIL DR Westborough, MA  
Mailing Address:

11 ONEIL DR

WESTBOROUGH, MA 01581

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Owner: VERMES GABOR S

Co-Owner: VERMES MARIA

Prop ID: 20-639-0

Prop Location: 8 HARVEY LN Westborough, MA

Mailing Address:

6 HARVEY LANE

WESTBOROUGH, MA 01581

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Owner: BURNS SANDRA E

Co-Owner:

Prop ID: 20-640-0

Prop Location: 10 HARVEY LN Westborough, MA

Mailing Address:

10 HARVEY LANE

WESTBOROUGH, MA 01581

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